

CITY COUNCIL
ATLANTA, GEORGIA

04-R-0849

A RESOLUTION

BY COUNCILMEMBER *Felicia A. Moore*
FELICIA A. MOORE

A RESOLUTION ENDORSING THE APPLICATION BY HERITAGE GREEN APARTMENTS LIMITED PARTNERSHIP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO RENOVATE THE HERITAGE GREENE APARTMENTS, A 109-UNIT MIXED INCOME FAMILY APARTMENT COMMUNITY LOCATED AT 2891 SPRINGDALE ROAD, S.W.; AND FOR OTHER PURPOSES.

WHEREAS, the Heritage Green Apartments Limited Partnership is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to renovate Heritage Greene Apartments, a 109-unit mixed income family apartment community located at **2891 Springdale Road, SW**; and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed Heritage Greene Apartments, is located within census tract 74; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit -X has received reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by Heritage Green Apartments Limited Partnership.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA, HEREBY RESOLVES:

Section 1: The City Council hereby endorses the application by Heritage Green Apartments Limited Partnership, to the Georgia Department of Community Affairs for low-income housing tax credits for the rehabilitation of the Heritage Greene Apartments.

A true copy,

Phanda Daughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
APPROVED by the Mayor

May 3, 2004
May 3, 2004



EXHIBIT-A

Project Concept

Project Name: Heritage Greene Apartments
Project Address: 2891 Springdale Road, Atlanta, GA 30315

Total Units: 109
Total Low-income Units: 87

Project Type: Rehabilitation
Tenancy: Family

Property/Resident Overview

Heritage Greene was constructed in 1971 and is located on an approximate six-acre tract. We are completing an extensive renovation that has included a complete update of the building facades (with hardi-plank and brick), project amenities, and unit amenities. The existing mansard-style roofs will be pitched; exterior siding will be replaced, as well as windows, doors, and air conditioning units. The property will be re-paved and the landscaping will be substantially upgraded. Planned project amenities include a community room, playground, barbecue/picnic area, and security fencing. Unit interiors will receive a complete update to include new kitchens, baths, patio/balconies, washer/dryer hookups, appliances, HVAC and water heating systems, and carpet, tile, and paint, etc.

Project Need

Heritage Greene is located in a "blighted" area, as evidenced by its proximity to the Stewart Redevelopment District and its inclusion within the proposed NPU-X master redevelopment plan and a Qualified Census Tract ("QCT"). Decent and safe multi-family rental housing is scarce and the neighborhood is in desperate need of investment and good-quality, financially sound apartments.

1. The projected renovation cost for the complex is \$3.3 million dollars (\$30,000/unit).
2. 80% of the Units Set Aside for Low Income Residents

Resident Programs provided by the Management Company

- Resident Activities (games, parties, pot-lucks, walking clubs, etc.)
- Financial Counseling
- Tax Services
- Law enforcement safety seminars
- Church Programs
- Health Seminars
- Book Vans/Mobile Library
- Transportation Services

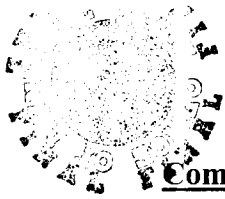


EXHIBIT-A

Community Revitalization Activities

The Community Alliance of Metropolitan Parkway (CAMP), Inc. was incorporated in March 2001. They are a nonprofit affordable housing and community development organization whose mission is to revitalize the Metropolitan Corridor communities.

They have rehabilitated the following single-family homes with the assistance of Bank of America. The intent is to place new homeowners that have participated in the down payment assistance program administered by United Way.

674 Dill Avenue
1382 Belmont Avenue
717 Dill Avenue
731 Dill Avenue
782 Dill Avenue

They have are also in the process of building the Lakewood Pointe Townhomes with the assistance of Progressive Redevelopment, Inc. They will be building a 50-unit fee simple townhouse community in Sylvan Hills. The intent is to place new homeowners that have participated in the down payment assistance program administered by United Way.

RCS# 5698
5/03/04
6:31 PM

Atlanta City Council

Regular Session

PERSONAL

COUNCILMEMBER MOORE
HERITAGE GREEN
ADOPT

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 6
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	NV Martin	Y Norwood
Y Young	NV Shook	NV Maddox	Y Willis
NV Winslow	Y Muller	NV Boazman	NV Woolard

PERSONAL

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(Do Not Write Above This Line)

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ADOPTED BY

MAY 3 2004

COUNCIL

Adopted

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred

Referred To:

First Reading

Committee

Date

Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

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Refer To

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED

MAY 3 2004

COUNCIL PRESIDENT PROTEM

CERTIFIED

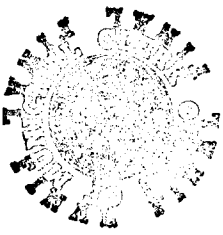
MAY 3 2004

Rachel Daughlin Johnson
MUNICIPAL CLERK

APPROVED

MAY 03 2004

Mark L. ...
MAYOR



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ATLANTA, GEORGIA

04-R-0849

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FELICIA A. MOORE

**A RESOLUTION ENDORSING THE APPLICATION
BY HERITAGE GREEN APARTMENTS LIMITED
PARTNERSHIP TO THE GEORGIA DEPARTMENT
OF COMMUNITY AFFAIRS FOR LOW-INCOME
HOUSING TAX CREDITS TO RENOVATE THE
HERITAGE GREENE APARTMENTS, A 109-UNIT
MIXED INCOME FAMILY APARTMENT
COMMUNITY LOCATED AT 2891 SPRINGDALE
ROAD, S.W.; AND FOR OTHER PURPOSES.**

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ATLANTA CITY COUNCIL

DERRICK BOAZMAN
COUNCILMEMBER
DISTRICT 12

55 TRINITY AVENUE, S.W.
SECOND FLOOR, EAST
ATLANTA, GEORGIA 30335
TEL: (404) 330-6053
FAX: (404) 658-6561
E-MAIL: dboazman@ci.atlanta.ga.us
WEBSITE: www.district12.com

MEMORANDUM

Date: April 27, 2004
To: Lena Young, Urban Planner, Sr.
From: Derrick Boazman 
Re: Heritage Green Apartments Project

Due to a misunderstanding of the required actions necessary to proceed with the Heritage Green Apartments Low-Income Housing Tax Credit application, legislation for this project was not introduced. If the project does not proceed, it would be a great loss to the City of Atlanta and redevelopment plans for District 12. I have asked Councilmember Felicia Moore to introduce the Resolution of Support at the May 3rd City Council Meeting for a vote. Approval of the legislation would allow the application for Low-Income Housing Tax Credits to be submitted to the Department of Community Affairs in a timely manner.

Your cooperation in assisting us with this matter is greatly appreciated. If you have any questions, please contact my assistant, Elon Osby at x6053.

cc: Councilwoman Felicia Moore
Greg Pridgeon,

04-P-0849

(Do Not Write Above This Line)

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MAYOR PRESIDENT PROTEM

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MAYOR
MAYOR

APPROVED

MAY 03 2004

MAYOR